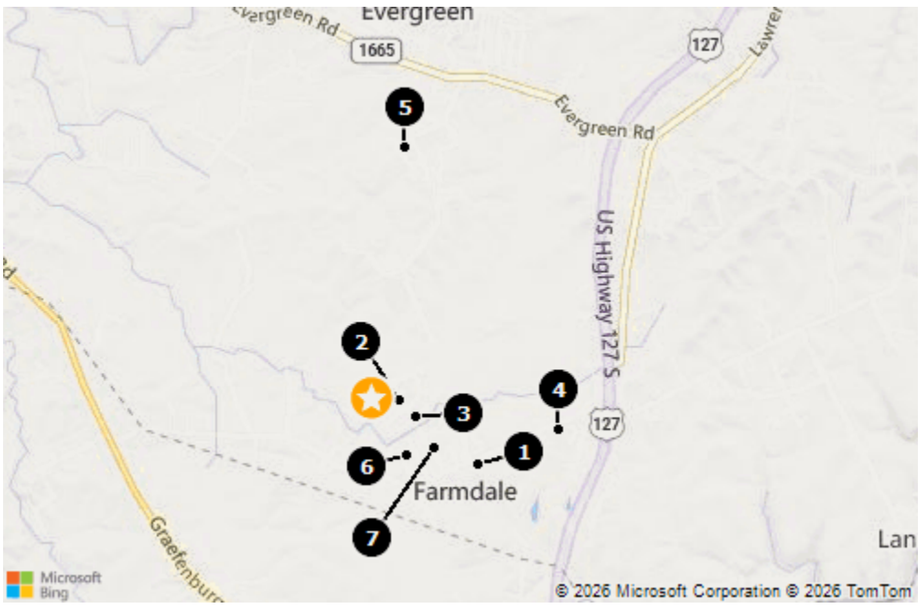
ICE SiteX Report

OrderID: 98729904

SiteX Property Information Report



Subject Property Location

248 CHERRY LN, FRANKFORT, KY 40601-8128

County:	**FRANKLIN KY**	Census Tract:	210730710.013005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	038-20-01-020.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$199,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$171,140 - $226,860	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$16,000	Market Land Value:	$16,000	Tax Year:	2025
Assd Improvement:	$159,000	Market Improvment Value:	$159,000	Total Taxable Value:	$2,097
Total Assessed Value:	$175,000	Total Assessor Market Value:	$175,000	Delinquent Year:	
				Tax Account ID:	77025
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 134 District: 1 Subdivision: FARMDALE 4
Abbreviated Description: FARMDALE 4 LOT 134
City/Muni/Twp: COUNTY

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:		Baths:	1	Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	5	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Radiant
Number of Stories:	1	Number of Cars:	1	A/C:	Wall
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/14/2023	Loan Amount:	N/A
Document #:	686362 BK-PG M1701-190	Loan Type:	
TD Due Date:	04/01/2063	Type Finance:	

Legal Description:
Lot: 134 Subdivision: THE FARMDALE IV SUBDIVISION
City/Muni/Twp: FRANKFORT

Prior Transfer

Recording Date:	08/24/2022	Sales Price:	$175,000
Document #:	672160 BK-PG D615 -122	Type of Sale:	Full Amount on Deed
Contract Date:	08/17/2022		
Document Type:			

Legal Description:
Lot: 134 Subdivision: FARMDALE IV SUBDIVISION Map Ref: CAB 1 SL 48
City/Muni/Twp: FRANKFORT

Prior Transfer

Recording Date:	06/15/2022	Sales Price:	$95,000
Document #:	666870 BK-PG D613 -250	Type of Sale:	Full Amount on Deed
Contract Date:	06/10/2022		
Document Type:			

Legal Description:
Lot: 134 Subdivision: FARMDALE IV SUBDIVISION Map Ref: CAB 2 SL 55

ICE SiteX Report

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Prior Transfer

Recording Date:	05/18/2018	Sales Price:	$37,500
Document #:	474411 BK-PG D577 -435	Type of Sale:	Full Amount on Deed
Contract Date:	05/18/2017		
Document Type:			

Legal Description:
Lot: 134 Subdivision: FARMDALE SUBDIVISION IV Map Ref: MB2 PG55&56

Prior Transfer

Recording Date:	05/18/2017	Sales Price:	$37,500
Document #:	89438 BK-PG 577 -435	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 134 District: 1 Subdivision: FARMDALE 4
Abbreviated Description: FARMDALE 4 LOT 134
City/Muni/Twp: COUNTY

Prior Transfer

Recording Date:	01/01/1978	Sales Price:	$24,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Area Sales Analysis

Total Area Sales	$1,344,000	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	1
Median Living Area	SF	Median Year Built	1973
Price Range - 2 Yrs	$107,000 to $325,000	Age Range	49 years to 64 years
Median Value	$170,000	Median Age	53 years

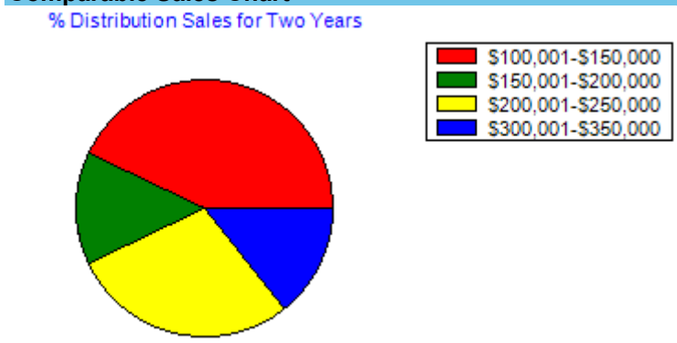
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.64Mi.	**725 GREEN WILSON RD** **FRANKFORT, KY 40601-8168**	06/04/2026	$140,000			5/3/1		24,000 SF	
		APN: 039-00-00-057.00 Document #: 911480 Document Type: Price Code: D Land Use: Single Family Residential Legal:								
2	.14Mi.	**221 APPLE WAY** **FRANKFORT, KY 40601-8116**	04/22/2026	$227,000			6/3/1		SF	AboveGround
		APN: 038-20-02-015.00 Document #: 906650 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 165 Subdivision: FARMDALE SUBDIVISION NO IV MapRef: MB 2 PG 55&56 Abbreviated Description: Lot:165 Subdivision:FARMDALE SUBDIVISION NO IV Map Ref:MB 2 PG 55&56City/Muni/Twp:FRANKFORT City/Muni/Twp: FRANKFORT								
3	.24Mi.	**113 CHERRY LN** **FRANKFORT, KY 40601-8126**	11/20/2025	$107,000			5/3/1	1977	SF	
		APN: 038-20-08-014.00 Document #: 891262 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 105 Subdivision: FARMDALE SUBDIVISION IV MapRef: MB 2 PG 55&56 Abbreviated Description: Lot:105 Subdivision:FARMDALE SUBDIVISION IV Map Ref:MB 2 PG 55&56								
4	.97Mi.	**275 GREEN WILSON RD** **FRANKFORT, KY 40601-8163**	11/03/2025	$170,000			5/3/1	1962	SF	
		APN: 038-40-01-003.00 Document #: 889338 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 37&38 Subdivision: CHARLES LRION FARM SUBDIVISION Abbreviated Description: Lot:37&38 Subdivision:CHARLES LRION FARM SUBDIVISION								
5	1.29Mi.	**256 MICHAEL BLVD** **FRANKFORT, KY 40601-9032**	07/25/2025	$325,000			5/3/1	1972	SF	G
		APN: 037-20-07-002.00 Document #: 879095 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16-B Section: 2 Subdivision: FARMGATE SUBDIVISION MapRef: MB 244 PG 275 Abbreviated Description: Lot:16-B Section:2 Subdivision:FARMGATE SUBDIVISION Map Ref:MB 244 PG 275								
6	.34Mi.	**310 PEACHTREE LN** **FRANKFORT, KY 40601-8142**	06/06/2025	$150,000			//		SF	
		APN: 039-10-02-001.00 Document #: 874177 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Subdivision: FARMDALE SUBDIVISION MapRef: MB 242 PG 240 Abbreviated Description: Lot:19 Subdivision:FARMDALE SUBDIVISION Map Ref:MB 242 PG 240								
7	.41Mi.	**113 FARMERS LN** **FRANKFORT, KY 40601-8103**	05/13/2025	$225,000			6/3/1	1974	SF	
		APN: 039-30-02-008.00 Document #: 872059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 56 Subdivision: FARMDALE SUBDIVISION NO II MapRef: MB 252 PG 350 Abbreviated Description: Lot:56 Subdivision:FARMDALE SUBDIVISION NO II Map Ref:MB 252 PG 350								

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Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**248 CHERRY LN**	**05/18/2017**	$175,000	$175,000		5/3/1	1978		
.02Mi.	**246 CHERRY LN**	**07/01/1978**	$100,000	$100,000		5/3/1	1978		Yes
.02Mi.	**250 CHERRY LN**	**03/28/2007**	$115,000	$115,000		5/2/1	1978		AboveGround
.04Mi.	**244 CHERRY LN**	**03/29/1991**	$95,000	$95,000			1978		
.04Mi.	**251 CHERRY LN**	**06/12/2004**	$100,000	$100,000		5/3/1			
.04Mi.	**247 CHERRY LN**	**08/24/1993**	$100,000	$100,000		6/3/1	1977		
.04Mi.	**252 CHERRY LN**	**09/04/2019**	$145,000	$145,000		6/3/1	1978		
.05Mi.	**245 CHERRY LN**	**07/18/2016**	$100,000	$100,000			1978		
.05Mi.	**242 CHERRY LN**	**02/12/2020**	$65,000	$65,000		7/3/1	1978		
.05Mi.	**254 CHERRY LN**	**02/28/2003**	$100,000	$100,000		6/3/1			
.06Mi.	**257 CHERRY LN**	**05/31/2019**	$180,000	$180,000					
.06Mi.	**256 CHERRY LN**	**05/04/2004**	$100,000	$100,000		5/3/1			
.07Mi.	**243 CHERRY LN**	**10/13/2005**	$120,000	$120,000		6/3/1	1978		
.07Mi.	**240 CHERRY LN**	**03/09/2017**	$100,000	$100,000		5/3/1	1978		
.08Mi.	**258 CHERRY LN**	**11/30/2016**	$157,000	$157,000		6/3/1			
.08Mi.	**259 CHERRY LN**	**04/30/2018**	$123,500	$123,500		6/3/1			

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	61%

Demographics & Income

Median Age:	41.1 years old	Households:	22,480
Median Household Income:	$70,376	Households w/Family:	58%
Household Income Per Capita:	$39,723	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Franklin County School District	Students:	6,199
Number of Schools:	16	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.81Mi.	**Western Hills High School** Number of Students: 827 Student-Teacher Ratio: 17.6 Advanced Placement: Yes	C+	Public	9 - 12
3.97Mi.	**Bondurant Middle School** Number of Students: 600 Student-Teacher Ratio: 15	D+	Public	6 - 8
3.90Mi.	**Bridgeport Elementary School** Number of Students: 402 Student-Teacher Ratio: 12.56	C-	Public	PK - 5

ICE SiteX Report

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Flood Report

The Subject Property of **248 CHERRY LN, FRANKFORT, KY 40601-8128** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	102%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	102%	SIMILAR
FORCIBLE ROBBERY	91%	LOWER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	107%	SIMILAR
MURDER	101%	SIMILAR
OVERALL	101%	SIMILAR

Disaster Alerts

2/14/2025 - Severe Storm, Flooding 2/14/2025 - Severe Storm,Floods,Mudslides 4/2/2025 - Severe Tornados, Flooding 1/23/2026 - Severe Winter Storm

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